



Lower Ground Floor, 68A Wellington Street

Leeds, LS1 2EE

City Centre Leisure Opportunity

4,660 sq ft
(432.93 sq m)

- Suitable for a variety of uses (STP)
- Located in the Business District
- Prominent position



Lower Ground Floor, 68A Wellington Street, Leeds, LS1 2EE

Summary

Available Size	4,660 sq ft
Rent	£42,500 per annum
Rates Payable	£23,650 per annum
Rateable Value	£55,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (37)

Description

The available space comprises the lower ground floor of a four storey brick built property located on the corner of Wellington Street and Britannia Street in Leeds city centre., accessed off Britannia Street. The ground floor is currently used for a coffee shop & restaurant whilst the further upper floors are all apartments. The lower ground floor accommodation was previously used as a fitness studio and is still set up for this use. Alternatively the space would suit a variety of other uses including restaurant, bar & competitive socialising.

Location

The property is prominently positioned on Wellington Street in Leeds City Centre, with close proximity to Leeds Train Station. Located within the business district the property is close to major office developments, Central Square and Wellington Place. Nearby occupiers include Caffè Nero, Tesco Express and Greggs.

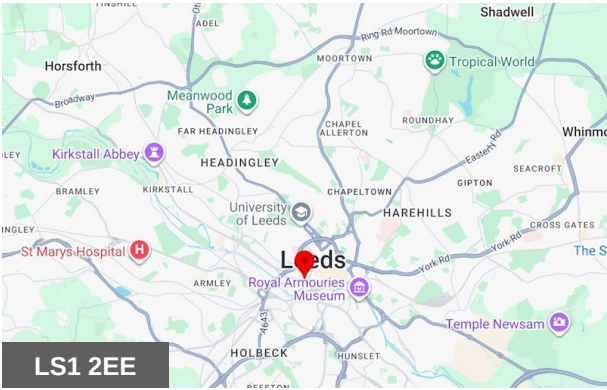
Terms

The lower ground floor is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £42,500 exclusive of business rates, VAT, service charge, utility costs, insurance and all other outgoings.

Planning

We understand the premises currently benefit from Use Class E. Other uses may be permitted subject to planning.

The property is Grade II Listed so any planning applications will be subject to obtaining listed building consent.



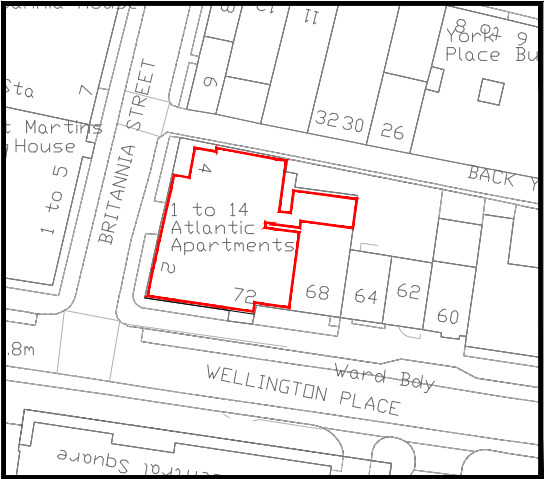
Viewing & Further Information



Pete Bradbury
0113 245 1447
petebradbury@cartertowler.co.uk



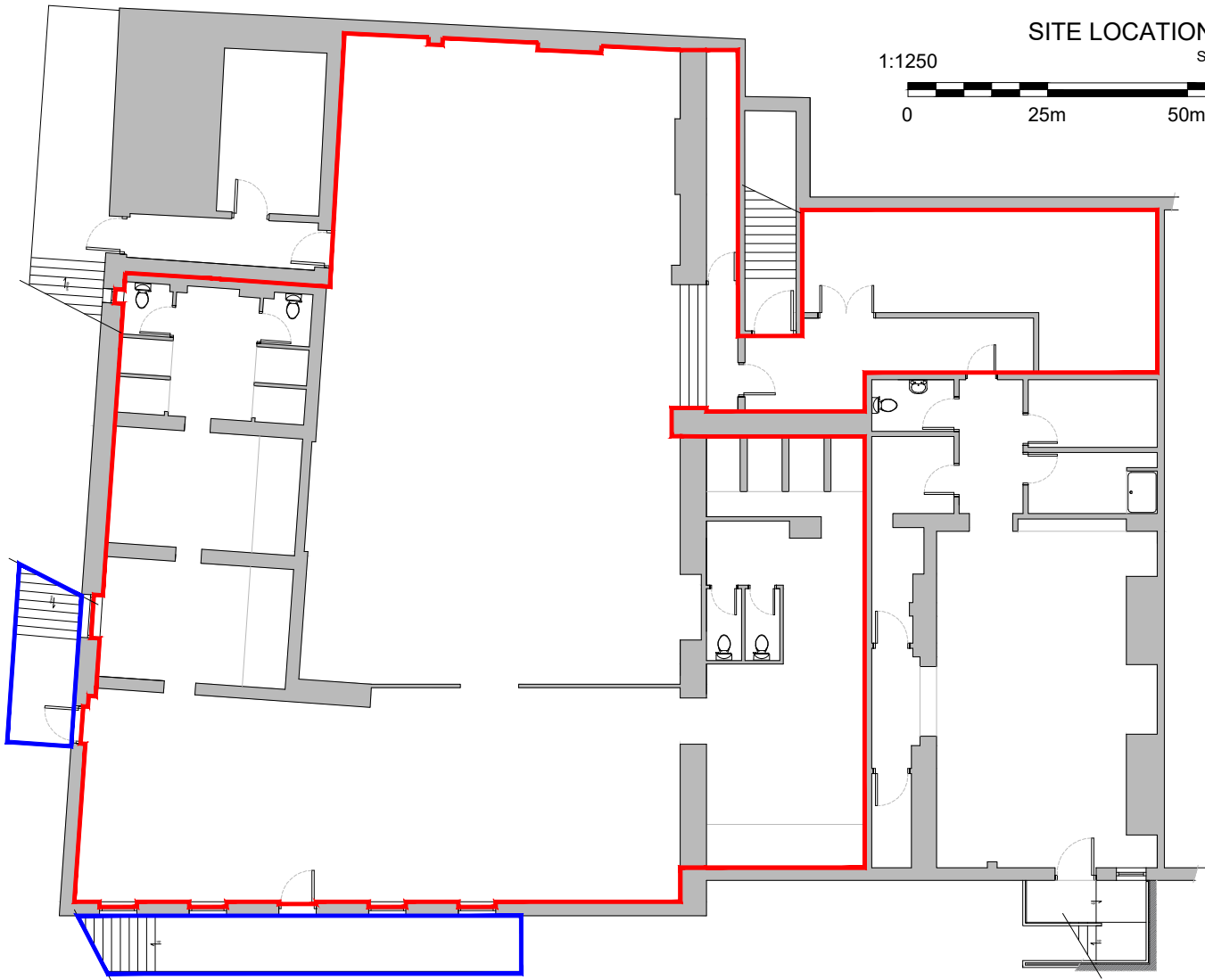
Tom Fuller
0113 245 1447
tomfuller@cartertowler.co.uk



SITE LOCATION PLAN

1:1250

Scale 1:1250



BASEMENT FLOOR PLAN

Scale 1:200



Scale :
1:200 & 1:1250

Job Ref :

Dwg No :
01

Revision :

Drawn :
BJD

Checked :
PER

Signed Landlord:

Client :
James Hare Ltd

Address :
TRIBE Lease Plan
Wellington St,
Leeds. LS1 2EE

Drawing :
Basement Level
Lease Plan

Date :
01/05/2024

Signed Tenant:



Property of Carter Towler Ltd
Coronet House, Queen Street, Leeds, LS1 2TW.
All rights of the copyright holders reserved. Unauthorised copying, hiring, lending
of this data for financial or commercial gain prohibited
Check all dimensions on site.
Do not scale the drawing.
Use figured dimensions in all cases.
All dimensions to be in metric standards unless stated otherwise.

Lease Date: